

# PLANNING COMMISSION REPORT



MEETING DATE: September 1, 2004

ITEM NO. \_\_\_\_\_

GOAL: Coordinate Planning to Balance Infrastructure

## SUBJECT

**Sunrise Senior Assisted Living - 11-UP-2004**

## REQUEST

Request a conditional use permit for a minimal residential health care facility on a 2.17 +/- acre parcel located at 7370 E Gold Dust Avenue with Central Business District (C-2) zoning.

### Key Items for Consideration:

- This application proposes a 3-story residential health care facility located between commercial and office use, and across the street from single-family residences.
- This use will result in a decrease of traffic compared to other commercial uses.
- Impacts to other services will be negligible.
- There is no known opposition.

### Related References:

- Case 74-ZN-1990 rezoned this property from the S-R District to the C-2 District.
- Case 20-ZN-1992 amended traffic stipulations for case 93-ZN-1984.
- Case 93-ZN-1984 rezoned 165 acres in the Shea/Scottsdale area to create a mixed-use area consisting of both commercial and residential uses.

## OWNER

Herberger Foundation  
480-945-2681

## APPLICANT CONTACT

Lynne Lagarde  
Earl Curley & Lagarde P C  
602 265-0094

## LOCATION

7370 E Gold Dust Ave

## BACKGROUND

### Zoning.

This site was originally zoned as part of a larger area with a variety of commercial and residential land uses. In 1991, this property was rezoned to the Central Business District (C-2) as part of a larger commercial center. The C-2 District allows for a variety of commercial activities designed to serve the community. Allowed uses include business and professional services and retail sales. Residential Health Care Facilities require a Conditional Use Permit.



APPLICANT'S  
PROPOSAL**Context.**

This 2-acre vacant property is located at the inside curve where Gold Dust Avenue transitions into 74<sup>th</sup> Street. The property is adjacent to 2-story offices to the north and a 3-story hotel to the west, and there are single-family homes over 100 feet away to the south and east across Gold Dust Ave. and 74<sup>th</sup> St.

**Goal/Purpose of Request.**

This is a request for a conditional use permit for a 3-story minimal residential health care facility with 79-units. A minimal residential health care facility, also known as an assisted living facility, provides assistance with the activities of daily living but do not require 24-hour skilled nursing care. These facilities typically provide living quarters, central dining, transportation, and limited medical assistance. This type of facility does not provide convalescent or nursing home services for persons who need nursing services on a continuing basis.

**Development information.**

- *Parcel Size:* 2.17 acres
- *Existing Use:* Vacant
- *Number of Buildings:* 1 building, 60,800 sq.ft.
- *Building Height Allowed:* 36 feet
- *Proposed Building Height:* 36 feet
- *Number of Residential Units:* 79
- *Number of Staff on Site:* 20
- *Parking Provided:* 40 spaces

## IMPACT ANALYSIS

**Traffic.**

The anticipated trip generation for the proposed development plan would be 252 trips per day with 16 in the morning peak hour and 23 in the evening peak hour. This represents a significant reduction in trip generation when compared to the development of other commercial uses on the site, such as a restaurant and retail.

Site access is proposed from two driveways on 74<sup>th</sup> Street/Gold Dust Avenue. The northern driveway will be restricted to right-in, right-out only by the existing raised median on 74<sup>th</sup> Street/Gold Dust Avenue. The southern site access is proposed to be full access. The southern driveway will be located at the end of the existing median, or it will be aligned with the existing 73<sup>rd</sup> Place to the south if a shared driveway can be achieved with the hotel parcel to the west.

The site does have an existing cross access established with the adjacent hotel, which will be utilized via a connection between the two parking areas. Sight distance easements will be required across the site frontage on 74<sup>th</sup> Street/Gold Dust Avenue due to sight distance limitations created by the street's horizontal curve alignment.

**Parking.**

Parking for this facility will be based on 0.5 spaces per unit resulting in a total of 40 parking spaces. A parking study has been submitted demonstrating that these types of facilities provide regular transportation services and have very few residents that drive.

**Water/Sewer.**

There do exist water and sewer lines in Gold Dust Avenue and 74<sup>th</sup> Street that are adequate to serve the site, and there are no anticipated water and sewer impacts.

**Police/Fire.**

Police facilities are located within three miles of this property and a fire station is located ¼ mile north at Shea Boulevard. There are no anticipated police or fire service impacts associated with this request.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - *There will be no nuisances arising from activities associated with this use.*
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - *This use will result in a decrease of traffic compared to other commercial uses, and will not negatively impact the surrounding area.*
    - *Parking demand for this facility is relatively low and will be accommodated on site.*
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - *There are no other factors associated with this use that will negatively impact the surrounding area.*
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - *The proposed facility is located on a commercial block that has more intense commercial uses. The facility functions as a transitional residential use between the commercial activities to the northwest and the residential activities to the southeast.*
- C. The additional conditions specified in Section 1.403 for Minimal Residential Health Care Facilities have been satisfied.
  - a. The gross lot area shall not be less than one (1) acre.
    - *The property is 2.17 acres in size.*

- b. The number of units shall not exceed forty (40) dwelling units per gross acre of land.
  - ***The proposed number of units is 79 on 2.17 acres, which provides a density of 36.4 dwelling units per acre.***
- c. A minimum of twenty-four (24) percent of the net lot shall be provided in meaningful open space, and a minimum of one-half of the open space requirement incorporated as frontage open space
  - ***The applicant proposes approximately 42% of the property as open space, and exceeds the front open space requirement.***
- d. The site plan shall be designed, to the maximum extent feasible, so that on-site parking is oriented to the building(s) in a manner that will provide convenient pedestrian access for residents, guests, and visitors.
  - ***Parking is conveniently located in front of the building, and there is a drop-off area in front of the building as well as pedestrian paths around the building.***

**Community Involvement.**

Surrounding property owners have been notified and the applicant held a public involvement meeting regarding the proposed development. Other than general inquiries, there have been no comments regarding this request. (See Citizen Involvement attachment #8).

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff recommends approval, subject to the attached stipulations.


RESPONSIBLE  
DEPT(S)

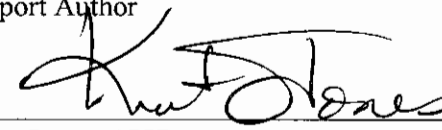
**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

Tim Curtis  
Project Coordination Manager  
480-312-4210  
E-mail: [tcurtis@ScottsdaleAZ.gov](mailto:tcurtis@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Tim Curtis  
Report Author

  
\_\_\_\_\_  
Kurt Jones, AICP  
Director, Current Planning

**ATTACHMENTS**

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan

## **SUNRISE SENIOR LIVING PROJECT NARRATIVE**

Sunrise Senior Living, Inc. is proposing to build an assisted living facility that will provide care for seniors, including those with Alzheimer's disease and other memory impairments, on a pre-graded 2.17 acre parcel zoned C-2. The property is located at 7370 East Gold Dust Avenue, between 74<sup>th</sup> Street and Shea Boulevard, east of the Comfort Inn. This facility will consist of 79 units within a 3-story L-shaped building (approximately 60,893 square feet). The L-shaped building is surrounded by landscaping with a meandering walkway around the facility. The proposed 3-story facility is in compliance with the 36 foot building height allowed in C-2 and is consistent with the existing building height of both the Comfort Inn to the west and the office buildings to the north. The architecture will be a Tuscan-themed residential style with a tile roof, desert toned stucco, recessed windows with projections and covered porches.

The subject site is an irregular, pie-shaped parcel with a curving street frontage along Gold Dust as it transitions north into 74<sup>th</sup> Street. The site plan has been designed to provide a generous landscaped setback along Gold Dust with the required parking screened by a bermed landscaped area. The proposed site plan provides for rights only ingress and egress through a new curb cut located north of the midpoint of the curved street front boundary of the site. This entry transitions into a circular drive, which meets the building's porte cochere extending from its main entrance. The center isle of the circular drive features a large specimen tree. To the northeast of the circular drive near the building entrance are mobility-impaired accessible parking spaces, while the balance of the stalls are located along the sides of the double loaded driveway. An additional driveway at the southwest corner of the site provides full access. The parking stalls located along the western stretch of the drive are shaded by carports.

A conditional use permit for a minimal residential health care facility is being requested by Sunrise Senior Living to accommodate the proposed assisted living facility. Sunrise Senior Living is the nation's largest provider of senior living services and operates over 370 senior living communities. As a result of the Marriott Senior Living acquisition, Sunrise already operates several senior communities in the Valley, including Pueblo Norte at 7090 East Mescal Street and Brighton Gardens and 6001 E. Thomas Road in Scottsdale.

Since the first Sunrise community opened in 1981, the Sunrise operating philosophy has been to provide services and care to seniors by encouraging independence, enabling freedom of choice, preserving dignity, celebrating individuality, nurturing the spirit and involving family and friends. Sunrise staff members, who are trained in the hospitality, personal care and nursing fields, all apply these principles in providing services at Sunrise communities. Assisted living services are intended for seniors who need assistance with the activities of daily living, including eating, bathing, dressing and medication management, but do not require 24-hour skilled nursing care. Working closely with residents, their family members and physicians, Sunrise staff members create individualized personalized care plans intended to meet each resident's specific

needs and preferences. The estimated number of Sunrise staff members for the facility is a total of approximately 50 part-time and full-time staff. The maximum number of staff on site at any one time is approximately 20.

Sunrise assisted living facilities offer homelike environments in which residents enjoy meals, social activities, housekeeping and other services. As a part of the proposed assisted living facility, Alzheimer's care will be provided in a secure, homelike environment by staff members who are specially trained to understand and meet Alzheimer residents' unique needs. Both assisted living and Alzheimer residents may select private, semi-private or companion suites from a variety of floor plans and may select from a menu of services including meals, housekeeping, transportation and others.

The proposed Sunrise assisted living facility meets all Ordinance requirements for minimal residential healthcare facilities. With a 2.17 acre site, the gross lot area for the use is greater than one acre required by the Ordinance, and the 79 units proposed are within the 40 units per acre maximum density allowed for a minimal residential healthcare use. Although the required open space is 18,558 s.f., over 40,500 s.f. has been provided, including well over half of the 18,558 s.f. required open space incorporated as frontage open space to provide a visually pleasing streetscape and setting for the building. Parking lot landscaping is also provided well in excess of the Ordinance requirement. The location of parking provides convenient pedestrian access for residents, guests and visitors.

The assisted living facility also meets the Ordinance criteria for the granting of a conditional use permit. Minimal low-impact lighting has been designed in compliance with the City's Ordinance to avoid damage or nuisance to other area properties. There is no damage or nuisance arising from noise, smoke, odor or dust. The entire grounds of the facility will be paved and landscaped. The traffic generation analysis indicates a significant decrease in traffic generation that could otherwise occur with the development of uses allowed on the site under its C-2 zoning. Therefore, there is no impact on surrounding areas from an unusual volume or character of traffic. The assisted living facility is surrounded by commercial uses to the north and west, including a motel, offices and retail uses, and to the south and east with a variety of residential uses, including single family homes and apartments. The nearby apartment complex is three stories, and the single-family patio homes and other homes in the area include one and two-story homes. Thus, the proposed assisted living facility is reasonably compatible with the uses that occur and are permitted in the surrounding area. All additional conditions specified in Section 1.403 have been satisfied as discussed above. Therefore, the granting of such conditional use permit will not be detrimental to the public health, safety or welfare. In actuality, this extremely low intensity residential facility has considerably less impact than alternative commercial uses and is an ideal neighbor to surrounding properties. Far from having any detrimental impact, this project will provide a needed service in the community and will be an asset to this mixed use area of Scottsdale.



**ATTACHMENT #2**



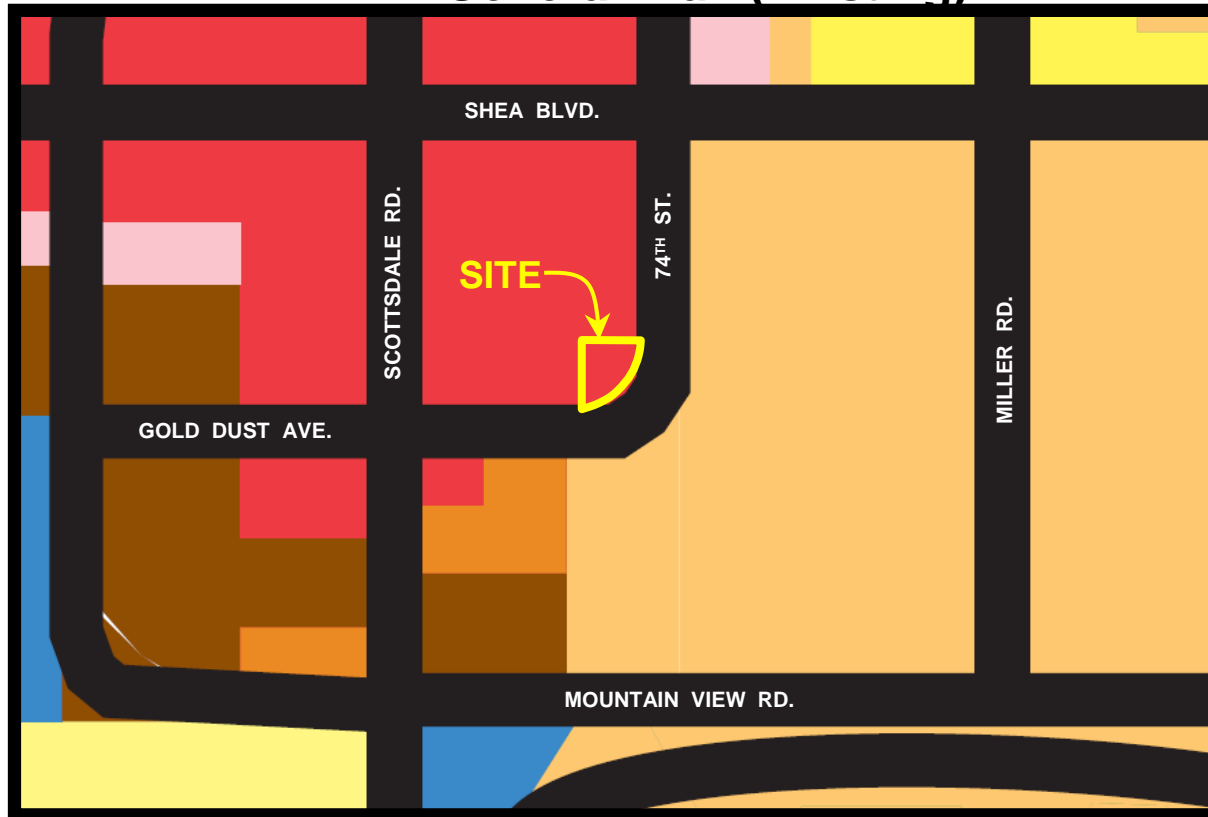


Sunrise Senior Living

11-UP-2004

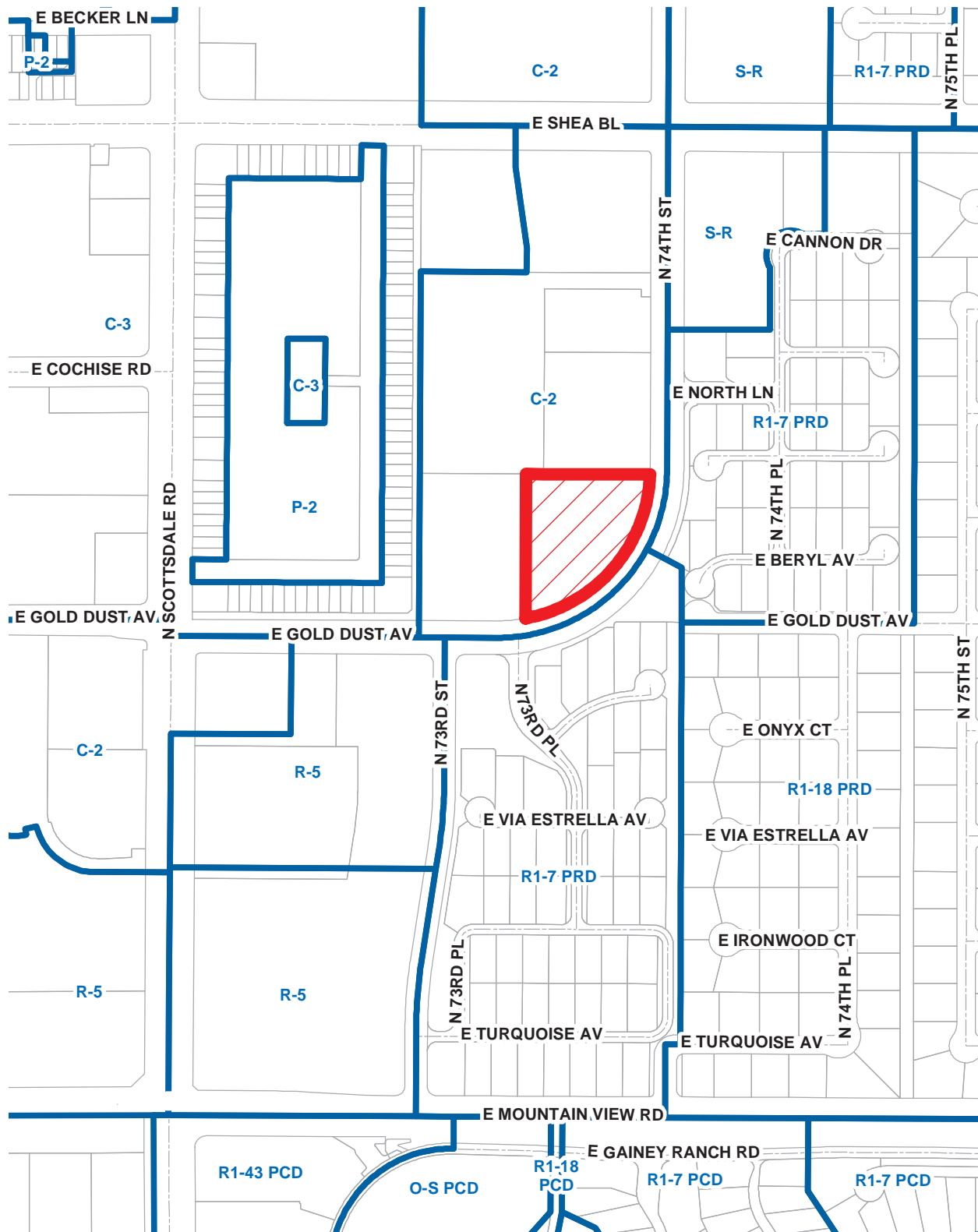
ATTACHMENT #2A

# General Plan (Existing)



**11-UP-2004**  
ATTACHMENT #3

Adopted by City Council October 30, 2001  
Ratified by Scottsdale voters March 12, 2002  
revised to show McDowell Sonoran Preserve as of August 2003  
Revised to reflect Case 4-GP-2002, adopted by City Council October 29, 2002





## STIPULATIONS FOR CASE 11-UP-2004

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. Development shall conform with the site plan submitted by HPI Architecture and dated July 23, 2004. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units on the site shall not exceed 79 units without subsequent public hearings before the Planning Commission and City Council.

### ENVIRONMENTAL DESIGN

1. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source (pole-mounted and building mounted) shall be 20 feet above finished grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

### CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
74 <sup>th</sup> Street/Gold Dust Major Collector	Existing	8' Sidewalk	a

- a. The developer shall construct an 8 foot wide sidewalk on 74<sup>th</sup> Street/Gold Dust Avenue along the site frontage. The sidewalk shall match the existing sidewalk on the adjacent properties.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the following access to the site. Access to the site shall conform to the following restrictions (distances measured to the driveway or street centerlines):
    - a. 74<sup>th</sup> Street/Gold Dust Avenue - There shall be a maximum of two site driveways from 74<sup>th</sup> Street/Gold Dust Avenue, with a minimum of 165 feet between the driveways and adjacent driveway or street intersections. The northern site driveway shall be restricted to right-in, right-out only. The southern driveway shall be located just west of the existing raised median or aligned with the existing 73<sup>rd</sup> Place; full access shall be provided based on verification of adequate sight distance at the time of final plan submittal.
    - b. 74<sup>th</sup> Street/Gold Dust Avenue - The developer shall dedicate a one-foot wide vehicular non-access easement on this street except at the approved driveway locations.
  3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at the northern site driveway on 74<sup>th</sup> Street./Gold Dust Avenue, in conformance with the Design Standards and Policies Manual.

4. EASEMENT REQUIREMENTS. Before any final plan approval, the developer shall dedicate an ingress/egress easement over the paved connection to the adjacent parcel west of the site in a form acceptable to city staff. A shared access easement shall be dedicated over the shared driveway if it is aligned with 73<sup>rd</sup> Place.



## **ADDITIONAL INFORMATION FOR CASE 11-UP-2004**

### **PLANNING/DEVELOPMENT**

1. **BUILDING HEIGHT LIMITATIONS.** No building on the site shall exceed 36 feet in height, measured from average top of curb elevation plus 12 inches.
2. **PARKING.** The applicable parking requirement for this project shall be five-tenths (0.5) of one parking space for each unit provided.  
  
Parking stalls number 6 and 7, as shown on the site plan submitted by HPI Architects dated July 23, 2004, located north of the refuse enclosure shall be relocated to another location if necessary so as not to interfere with the refuse enclosure and refuse truck approach.
3. **PARKING LOT LANDSCAPE ISLANDS.** Parking lot landscape islands shall be a minimum of 120 square feet in area and a minimum of seven (7) feet in width of plantable area.
4. **CARPORT STRUCTURES.** The location and design of the proposed carport structures shall be subject to Development Review Board approval. All portions of the carports shall be located beyond the required twenty (20) foot parking setback line.
5. **DEVELOPMENT CONTINGENCIES.** The approved development program, including intensity, may be changed due to drainage issues and other site planning concerns which will need to be resolved at the time of site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
6. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. berm design,
  - c. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - d. improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
  - e. pedestrian access
  - f. signage,
7. **NOTICE TO PROSPECTIVE BUYERS.** The developer shall give the following information in writing to all prospective residents on the site
  - a. The closest distance from the lot to the midpoint of the Scottsdale Airport runway.

### **ENGINEERING**

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, and landscaping. The granting of the use permit does not and shall not commit the city to provide any of these improvements.

2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.
5. **REFUSE.** With the Development Review Board submittal, the developer shall submit a site plan showing the location of refuse enclosures that comply with the City of Scottsdale's standards and are approved by the City's Sanitation Division staff (phone number 480-312-5600). The developer is advised that the proposed parking spaces (spaces 6 and 7) located adjacent to the refuse enclosure as shown on the revised site plan dated 7/23/04 may not be acceptable and may need to be revised.

#### DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
  - b. Determine easement dimensions necessary to accommodate design discharges.
  - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - e. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation.
3. **STORM WATER STORAGE REQUIREMENT.** On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
  - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
    - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
    - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.

- b. The developer shall obtain an approved Stormwater Storage Waiver. The approved waiver shall be obtained before the Development Review Board (DRB) case can be scheduled for a DRB hearing, and before the developer submits the improvement plans to the Development Quality/Compliance Division.
4. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
5. DRAINAGE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all drainage easements necessary to serve the site.

#### WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
6. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

#### WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.

- b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

#### OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
  - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Development Quality/Compliance Division.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with

Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:

- a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
- e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
  - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
  - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
  - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
  - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

#### VERIFICATION OF COMPLIANCE

1. **REQUIRED SPECIAL INSPECTIONS.** Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. **CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT.** Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. **CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE.** Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.



- b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

**SURISE SENIOR LIVING OF SCOTTSDALE  
TRAFFIC IMPACT ANALYSIS SUMMARY  
11-UP-2004**

**Prepared by: Phillip Kercher, Traffic Engineering**

**Traffic Analysis Prepared by: Tove White, Kimley-Horn and Associates**

**Existing Conditions:**

The subject site is located on the northwest corner of the intersection of 74<sup>th</sup> Street and Gold Dust Avenue, which is a horizontal curve that provides the transition from the north-south oriented 74<sup>th</sup> Street to the east-west oriented Gold Dust Avenue. Both 74<sup>th</sup> Street and Gold Dust Avenue are designated as major collector streets. They are constructed to a modified major collector cross section with two lanes in each direction and an eight foot wide raised, landscaped median. These streets were designed to serve as a by-pass of the Scottsdale Road and Shea Boulevard intersection.

The intersection of Gold Dust Avenue with Scottsdale Road, and 74<sup>th</sup> Street with Shea Boulevard are both currently signalized. There are designated left turn lanes for all approaches at both intersections.

**Proposed Development:**

The approximately 2.17-acre site currently has a zoning designation of Central Business District (C-2). The applicant is requesting a conditional use permit for a minimal residential health care facility that would allow the development and operation of a 79-unit facility. Site access is proposed from two driveways on 74<sup>th</sup> Street/Gold Dust Avenue. The site has existing cross access established with the parcel to the west, the Comfort Inn Suites Hotel, which will be utilized via a connection between the two parking areas. The site also has a cross access easement on the north side of the parcel that would allow access to the office building, mini-storage, car wash, and retail building. The applicant is proposing to not utilize this easement.

The trip generation numbers for the proposed development plan are presented in the table below. This trip generation estimate is based on data contained in the Institute of Transportation Engineer's *Trip Generation* manual. The trip generation table also includes the estimated trip generation for allowable development under the current zoning.

**TRIP GENERATION COMPARISON TABLE**

Land Use	Daily Total	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
<b>ALLOWABLE DEVELOPMENT PLAN</b> Restaurant – 6,000 Sq. Ft.	763	36	33	69	40	26	66
Retail – 14,800 Sq. Ft.	1,962	31	19	50	85	92	177
<b>Total</b>	2,725	67	52	119	125	118	243
<b>PROPOSED DEVELOPMENT PLAN</b> Assisted Living Facility – 79 D.U.'s	252	10	6	16	10	13	23
<b>Difference</b>	-2,473	-57	-46	-103	-115	-105	-220

The trip generation for potential development under the existing Central Business District zoning district would generate 2,725 trips per day with 119 during the a.m. peak hour and 243 during the p.m. peak hour. This development scenario is based on a typical mix of uses allowed in the zoning district with a 0.22 floor area ratio assumed. The trip generation for the proposed development plan with the conditional use permit would be 252 trips per day with 16 in the a.m. peak hour and 23 in the p.m. peak hour. This represents a significant reduction in trip generation when compared to the development of restaurant and retail on the site, which is allowed under the existing zoning.

The applicant has submitted a traffic analysis prepared by Kimley-Horn and Associates. The study included the trip generation calculation and an analysis of the site access.

The alignment of 74<sup>th</sup> Street/Gold Dust Avenue adjacent to the site is a horizontal curve with an approximately 450-foot radius. This tight radius limits sight distance for driveways located on the inside of the curve. The Kimley-Horn analysis indicates that at sight distance is available for the posted speed limit of 35 mph. Sight distance easements will need to be dedicated over a portion of the site frontage to achieve this, and landscaping will need to be restricted within this easement.

The location of the proposed site access has been discussed relative to the existing median and the intersection of 73<sup>rd</sup> Place. If the site access is located at the end of the existing median, it will have a 115-foot offset with 73<sup>rd</sup> Place. This offset is considered acceptable due to the low volume of left turns anticipated at the two driveways. Recent counts indicate only six left turns from Gold Dust Avenue onto 73<sup>rd</sup> Place during the p.m. peak hour; 73<sup>rd</sup> Place serves a gated residential subdivision with 49 lots. It is estimated the Sunrise Senior Living facility will generate seven conflicting left turns from Gold Dust during the p.m. peak hour.

The other option for the site access that is being explored is to align the driveway with 73<sup>rd</sup> Place, eliminating the left-turn offset. The applicant has had discussions with the adjacent property owner, the Comfort Inn Suites, to explore dedicating a shared access easement so that the driveway could align with 73<sup>rd</sup> Place.

### **Summary:**

The applicant is requesting a conditional use permit for a minimal residential health care facility that would allow the development and operation of a 79-unit facility at the northwest corner of 74<sup>th</sup> Street and Gold Dust Avenue. The 2.17-acre parcel currently has a zoning designation of Central Business District (C-2). The trip generation for the proposed development plan would be 252 trips per day with 16 in the a.m. peak hour and 23 in the p.m. peak hour. This represents a significant reduction in trip generation when compared to the development of restaurant and retail on the site, which is allowed under the existing zoning

Site access is proposed from two driveways on 74<sup>th</sup> Street/Gold Dust Avenue. The northern driveway will be restricted to right-in, right-out only by the existing raised median on 74<sup>th</sup> Street/Gold Dust Avenue. The southern site access is proposed to be full access. The southern driveway will be located at the end of the existing median, or it will be aligned with the existing 73<sup>rd</sup> Place to the south if a shared driveway can be achieved with the parcel to the west, the Comfort Inn Suites Hotel.

The site does have an existing cross access established with the adjacent hotel, which will be utilized via a connection between the two parking areas. The applicant has chosen not to utilize an existing cross access easement on the property to the north. Sight distance easements will be required across the site frontage on 74<sup>th</sup> Street/Gold Dust Avenue due to sight distance limitations created by the street's horizontal curve alignment.

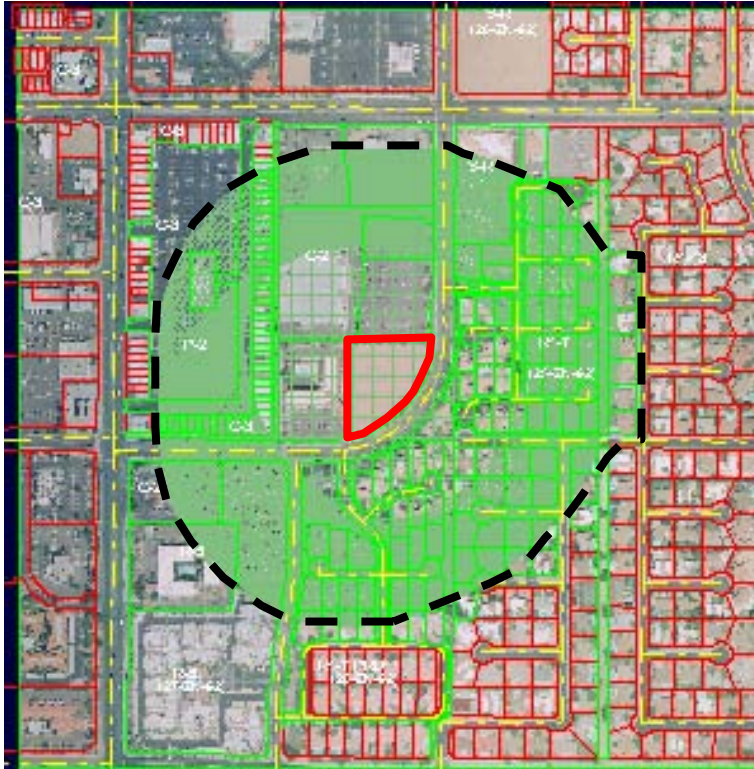
# **Sunrise Senior Assisted Living 11-UP-2004**

Attachment #8. Citizen Involvement

The above attachment is on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.



# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties List
- Coalition of Pinnacle Peak
- Casa Buena HOA
- Monterey at Mountain View HOA
- 
- 

Q.S.  
??-??

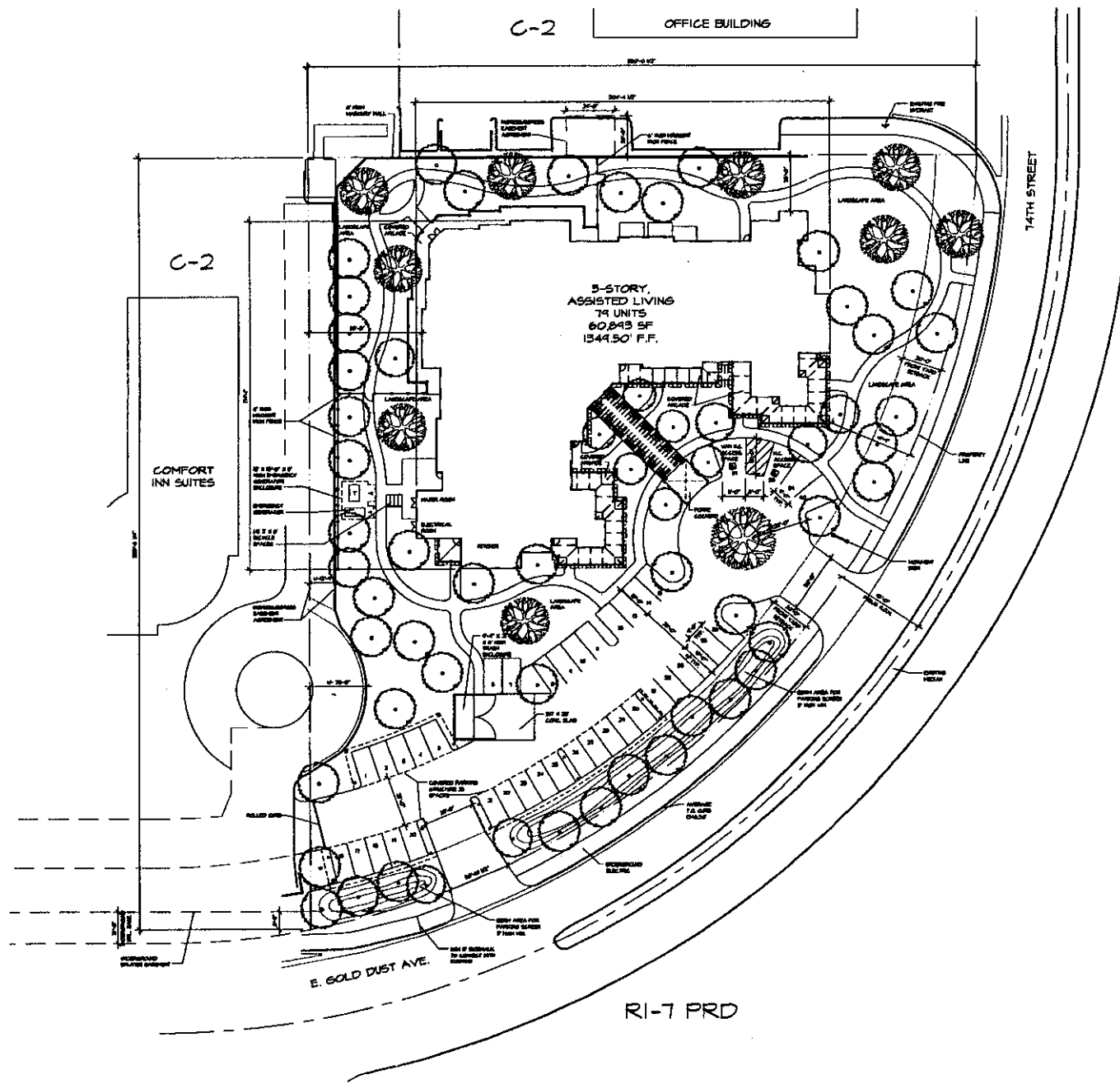
G.I.S. ORTHOPHOTO 2002



# Sunrise Senior Assisted Living

## Case 11-UP-2004

ATTACHMENT #9



RI-7 PRD

PROJECT DATA	
ZONE	C-3
NET LOT AREA	44,463 SF (0.71 ACRES)
BUILDING FOOTPRINT	2,026 SF
FLOOR AREA RATIO	45.45
HARDEN P.A.L. NET LOT AREA MULTIPLIED BY 540 44,463 SF x 540 = 23,999,820 SF	45.45
BUILDING SPACE FLOOR AREA FIRST FLOOR 2,026 SF SECOND FLOOR 2,026 SF THIRD FLOOR 2,026 SF TOTAL 6,078 SF	45.45
VOLUME RATIO	45.45
HARDEN VOLUME NET LOT AREA x 4.5 44,463 SF x 4.5 = 199,883 SF	45.45
BUILDING VOLUME FLOOR TO FLOOR HEIGHT x AREA 12' x 6,078 SF = 72,936 SF	45.45
OPEN SPACE REQUIREMENTS TOTAL OPEN SPACE REQUIRED 100' x 100' x 1' = 10,000 SF PLUS OF NET LOT AREA PLANNED BY 1.500 x 44,463 SF TOTAL OPEN SPACE PROVIDED 443,471 SF	
REQUIRED FRONTAGE OPEN SPACE FRONTAGE OF 1.500 x 44,463 SF PROVIDED OPEN SPACE FRONTAGE 1,431 SF	
PARKING LOT LANDSCAPING REQUIRED 40 STALLS x 400 SF = 16,000 SF PLANNED BY 1.500 x 44,463 SF PARKING LOT LANDSCAPING PROVIDED 4,391 SF	
BUILDING HEIGHT AVERAGE TOP OF CURB HEIGHT 1,348 SF BLOW FROM CURB HEIGHT 1,348 SF TOP OF HANDED ROOF 1,348 SF	35'-0"
ADJACENT EXISTING LOT AREA NOT LESS THAN 1 ACRE (43,560 SF) THE SURVEY SITE NET AREA OF 0.71 ACRES (30,843 SF) IS MORE THAN ONE-THIRD (1/3) OF THE LOT AREA	
NUMBER OF UNITS HARDEN: 40 UNITS FOR 40,000 SF 40 UNITS x 0.71 ACRES = 28 UNITS PARKING REQUIRED UNITS FIRST FLOOR 20 SECOND FLOOR 8 THIRD FLOOR 12 (40 UNITS)	74 RESIDENT UNITS
YARDS FRONT YARD FRONT YARD SETBACK BETWEEN STREET AND PARKING (SEE PARKING OCCURS BETWEEN STREET AND STREET) 30'-0"	
SIDE & REAR YARDS 1. MINIMUM 30' FROM C-3 ZONED SIDE ADJUT SHALL BE MINIMUM 30' FROM C-3 ZONED SIDE ADJUT 2. MINIMUM 30' FROM C-3 ZONED SIDE ADJUT 3. MINIMUM 30' FROM C-3 ZONED SIDE ADJUT	
PARKING REQUIRED PARKING 1 SPACE FOR 5 UNITS 74 UNITS / 5 = 14.8 SPACES TOTAL ACCESSIBLE SPACES PROVIDED 40 OF REQUIRED SPACES 40 x 0.2 = 8 SPACES BICYCLE PARKING PROVIDED 4 BICYCLE SPACES PROVIDED PARKING 56 SPACES 1 VAN ACCESSIBLE SPACE 1 ACCESSIBLE SPACE 4 BICYCLE SPACES	40 SPACES PROVIDED
VICINITY MAP	

SITE PLAN

SUNRISE SENIOR LIVING OF SCOTTSDALE  
SCOTTSDALE, AZ 85256

JULY 25, 2004

CASE NO. \_\_\_\_\_

SDI



IN VARIOUS STATES  
ARCHITECTS, ENGINEERS, PLANNERS  
PLANNING, DESIGN, CONSTRUCTION  
MANAGEMENT, PROJECT MANAGEMENT  
CONSULTING, RESEARCH, ANALYSIS



0' 10' 20' 40'  
SCALE: 1" = 20'-0"

ATTACHMENT #10

11-UP-2004